



John Salomone  
Town Manager

# TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

## Assessor's Office

S. Steven Juda  
Town Assessor

### Memorandum

**To:** John Salomone, Town Manager  
**CC:** Ann Harter, Director of Finance  
**From:** S. Steven Juda, Assessor  
**Date:** January 30, 2009  
**Re:** October 1, 2008 Grand List

The completed October 1, 2008 Grand List of net taxable property, subject to hearings of the Newington Board of Assessment Appeals is as follows:

CATEGORY	NET GRAND LIST		PERCENT CHANGE	DOLLAR CHANGE
	2007	2008		
REAL ESTATE	\$2,295,820,555	\$2,322,407,485	1.2%	\$26,586,930
PERSONAL PROPERTY	\$136,320,152	\$128,951,261	-5.4%	-\$7,368,891
MOTOR VEHICLE	<u>\$201,730,712</u>	<u>\$194,160,231</u>	-3.8%	<u>-\$7,570,481</u>
<b>TOTAL</b>	<b>\$2,633,871,419</b>	<b>\$2,645,518,977</b>	<b>0.4%</b>	<b>\$11,647,558</b>

#### MANUFACTURING EQUIPMENT EXEMPTION

	2007	2008	PERCENT CHANGE	DOLLAR CHANGE
GROSS PP	\$174,913,106	\$172,833,600	-1.2%	-\$2,079,506
MFG & OTHER	<u>\$38,592,954</u>	<u>\$43,882,339</u>	13.7%	<u>\$5,289,385</u>
NET PP	\$136,320,152	\$128,951,261	-5.4%	-\$7,368,891

The grand list increase of \$11,647,558, before adjustments by the Board of Assessment Appeals, would produce approximately \$320,000 in new revenue at the current mill rate of 27.68.

## **OCTOBER 1, 2007 GRAND LIST – COMMENTS**

### **Total Grand List**

The 2008 net grand list increased by \$11,647,558, or 0.4%, over the 2007 net grand list. This increase is subject to reductions due to appeals to the Board of Assessment Appeals during the month of March.

### **Real Estate**

The net real estate grand list increased from \$2,295,820,555 to \$2,322,407,485, an increase of \$26,586,930 (1.2%). Improvements made to properties with building permits taken out for new construction added over \$28.2 million dollars from the 2007 grand list. Various properties with a combined \$1.6 million decreased due to Board of Assessment Appeals reductions and other real estate adjustments. The net increase was almost \$26.6 million dollars. New condominiums at Newington Ridge and Woodlands provided the majority of the increase. The significant changes to the real estate sector are illustrated in the table below:

#### **Summary of Significant Real Estate Changes from 2007 Grand List to 2008 Grand List**

<b><u>2008 Grand List Increases</u></b>		<b><u>2008 Grand List Decreases</u></b>	
Woodlands - 52 Condos	\$10,200,000	Adjustments	-\$1,000,000
Newington Ridge - 25 Condos	\$4,900,000	Board of Assessment App	-\$600,000
Various Commercial	\$4,900,000		-\$1,600,000
Newington Berlin Retail LLC	\$3,900,000		
Aldi	\$1,300,000		
Other Improvements	\$2,000,000		
Various New Homes - 5	\$1,000,000		
	\$28,200,000		

### **Personal Property & Motor Vehicles**

The personal property component of the 2008 grand list experienced a decrease of \$7,368,891, or 5.4% below the 2007 grand list. Exemptions for newly acquired manufacturing equipment and other exempt categories increased from \$38.6 million to \$43.8 million due to new acquisitions. Approximately 75% of this exemption amount will be reimbursed by the State of Connecticut in the form of a grant for newly acquired manufacturing equipment.

The 2008 motor vehicle component of the grand list also decreased by almost \$7.6 million dollars; a decrease of 3.8%.

Motor Vehicles and Personal Property accounts were down significantly reflecting the general attitude of American businesses and consumers. 2008 was a year that saw fewer new cars purchased and less investment in new business assets.

**TOWN OF NEWINGTON, CT**  
**TOP TWENTY FIVE TAXPAYERS - 2008 GRAND LIST**

<b>RANK</b>	<b><u>TAXPAYER</u></b>	<b><u>DESCRIPTION</u></b>	<b><u>GROSS</u></b>
1	CONNECTICUT LIGHT & POWER CO	UTILITY	\$27,809,310
2	NEWINGTON VF L L C	WALMART	\$20,392,470
3	GALILEO TURNPIKE PLAZA LLC	PRICE CHOPPER & DICKS	\$19,703,670
4	TLG NEWINGTON LLC	SHAWS & BOBS	\$18,826,360
5	NEWINGTON GROSS LLC	STEW LEONARDS	\$18,777,850
6	HAYES KAUFMAN NEWINGTON ASSOCIATES	STOP & SHOP	\$12,952,450
7	TILCON CONNECTICUT INC	INDUSTRIAL	\$11,938,420
8	TARGET CORPORATION T 1802	TARGET	\$11,640,290
9	LOWES HOME CENTERS INC #623	LOWES	\$11,516,330
10	NEWINGTON- BERLIN RETAIL LLC	LA FITNESS/SAMS	\$11,422,910
11	HARTFORD HOSPITAL	APARTMENTS & LAB	\$11,269,380
12	MANDELL PROPERTIES	PRINTING	\$10,822,950
13	FURNITURE EXECUTIVES NO 4 L P	RAYMOUR & FLANIGAN	\$10,729,110
14	SPX CORP (FENN TECH)	MANUFACTURING	\$10,722,260
15	MTU AERO ENGINES NORTH AMERICA INC	MANUFACTURING	\$10,268,770
16	RENO PROPERTIES	MANUFACTURING	\$8,536,030
17	VOLVO AERO CONNECTICUT LLC	MANUFACTURING	\$8,359,220
18	NEWINGTON 2007 LLC FORMERLY NEWINGTON	MANUFACTURING	\$7,380,730
19	KOHLER MIX SPECIALITIES LLC	MANUFACTURING	\$7,300,130
20	BERLIN NEWINGTON ASSOCIATES LLC	MODELL & TGIF	\$6,925,310
21	APPLE SIX HOSPITALITY OWNERSHIP INC	COURTYARD MARRIOTT	\$6,638,170
22	COHEN ET AL	APARTMENTS & RETAIL	\$6,424,320
23	CNG	UTILITY	\$6,180,050
24	FENNWOODE DEVELOPMENT LLC	APARTMENTS	\$5,600,350
25	CERES NEWINGTON ASSOCIATES LLC	JOANNS	<u>\$5,600,000</u>
			\$287,736,840
	PERCENT OF GRAND LIST		11%